

ORANGE COUNTY
BOARD OF EDUCATION

AGENDA ITEM ABSTRACT

Meeting Date: July 15, 2013

AGENDA ITEM No. 13-07-08

ACTION ITEM: (Y/N) Y

SUBJECT: Bid Award/Contract Approval: CW Stanford HVAC Replacement

INFO. CONTACT: Pam Jones, Interim Exec. Dir. – Auxiliary Services PHONE: (919) 732-8126

ATTACHMENTS:

- Bid Tabulation

PURPOSE: To consider awarding a bid and authorizing a contract—based on one of the two presented options—to Warren Hay Mechanical Contractors, Hillsborough, NC for HVAC replacement at C.W. Stanford Middle School.

BACKGROUND: In April, 2013 the Board of Education authorized use of the remaining Qualified School Construction Bond (QSCB) funds to complete the replacement of older HVAC systems at C.W. Stanford Middle School.

Reece Noland McElrath, the mechanical engineer for the auditorium project and engineer for previous HVAC improvements at the school, provided design services.

Two bidders responded to the June 27, 2013 bid call. Pursuant to General Statutes, which requires three bids when the contract is anticipated to fall within the formal bid range (>\$500,000), the bids were not opened and a Notice of Rebid was posted. Bids were opened on July 10, 2013 with three bidders responding. As reflected on the attached bid tabulation, Warren Hay Mechanical Contractors, Inc, Hillsborough, NC submitted the lowest responsible bid and is recommended for award.

This work must be completed while school is in session. As with previous HVAC projects at this school, the contractor and engineer will coordinate with the Principal, who has expressed her willingness to make accommodations where possible to help facilitate a timely completion. As the Board will recall, the QSCBs will expire on January 25, 2014, making adherence to the project schedule critical.

Assuming approval by the Board, a contract reflecting the Board's preferred option will be prepared and forwarded to the Attorney for review prior to execution by the Chair.

FINANCIAL IMPACT: The remaining balance of QSCB funds related to CW Stanford Middle School is \$722,621. Alternates were established within the bid to manage budget constraints if necessary. All of the work is needed, however, Alternate 3 (kitchen work--\$71,200) and Alternate 4 (locker rooms--\$114,000) could be completed at a later date fairly easily. Alternate #5 (heat recovery units and associated work--\$242,000) however, is a more integral part of the system and also important to comply with a fresh air requirement in the Building Code.

continued

Two options considered for funding are as follows:

Option 1—Total Award \$1,030,100

All components awarded	\$1,030,100	
QSCB balance		\$ 677,821
Fund Balance appropriation		<u>\$ 352,279</u>

Option 2—Total Award \$844,900

Base Bid	\$ 602,900	
Alternate #5	\$ 242,000	
QSCB Balance		\$677,821
Capital Fund Balance Appropriation*		<u>\$167,079</u>

(*July 1, 2013 anticipated Capital Fund Balance after proposed appropriation--\$210,725)

RECOMMENDATION: The Superintendent recommends the Board award a bid and approve a contract in the amount of \$1,030,100, based on Option 1 as identified above, contingent upon Attorney review of the contract, to Warren Hay Mechanical Contractors, Inc, Hillsborough, NC for HVAC replacement at C.W. Stanford Middle School; and authorize the Chair to sign on behalf of the Board.



BID TABULATION

PROJECT NAME: CW Stanford Middle School - 2013 HVAC Renovation
 PROJECT LOCATION: ORANGE COUNTY, NC

BIDS RECEIVED (DATE): July 10, 2013 TIME RCVD. 3:00 p.m.

CONTRACTOR	LICENSE	BID BOND	ADDENDA RECEIVED					MBE APPEND B or D	BASE BID	ALT #1	ALT #2	ALT #3	ALT #4	ALT #5
			1	2	3	4	5							
Comfort Systems USA	24425	Y	Y	Y	Y	Y	Y	Y	\$799,000	0	28000	65000	105000	263000
Mech Works														
Southern Piping														
Warren Hay Mechanical Contractors	7211	Y	Y	Y	Y	Y	Y	Y	\$602,900	0	0	71200	114000	242000
Comfort Engineers														
Coastal Mechanical	30655	Y	Y	Y	Y	Y	Y	Y	899,000.00	0	0	57000	98000	182000

LOW BASE BIDDER: Warren Hay Mechanical Contractors
 LOW BASE BID: \$602,900

I certify that this is a true and accurate representation of the bids received: _____
 Stephen C. Kaufman, P.E.

- Alternate #1: EMS by Schneider Electric
- Alternate #2: HVAC Equipment by Trane
- Alternate #3: Kitchen Work
- Alternate #4: Locker Rooms Work
- Alternate #5: Heat Recovery Units and Associated Work